

# To Let

**Melbourne House, 44-46 Aldwych, London, Greater London, WC2B 4LL**

4,085 sq ft

- Exceptional high quality fit out
- Excellent natural light
- Close to Covent Garden, Temple and Embankment Underground Stations



## Location

The property is located on the corner of Melbourne Place and Aldwych, in a vibrant location benefiting from the amenities of Covent Garden, Charing Cross and the Southbank.

Nearby amenities include The Savoy hotel, Somerset House, Covent Garden, Roka Aldwych, Gordon's wine bar and the Playhouse theatre.

## Specification

- High quality fit out in place including a reception, 2 x meeting rooms, a kitchen area and comms room
- 4-pipe fan coil air conditioning
- LG7 compliant lighting
- Raised floors
- 2 x 14 person passenger lifts
- 40 bicycle spaces and 5 showers
- Changing areas and lockers in the basement
- EPC C rating

## Terms

A new lease is available direct from the landlord until December 2024

## Viewings

Strictly by appointment with sole agents JLL

## Accommodation

Floor / Unit	Size	Availability
2nd	4,085 sq ft	Available

## EPC

This property has been graded as 62(C).

## Rent

£62.50 per sq ft

## Business Rates

Rates Payable (2018/2019): £25.10 per sq ft

## Service Charge

£10 per sq ft



## Contacts

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